

047.A

Map

0006

Block

0026.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 531,300 /

USE VALUE: 531,300 /

ASSESSed: 531,300 /

Total Card /

Total Parcel

531,300

531,300

531,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		NEWTON RD, ARLINGTON

OWNERSHIP

Owner 1:	ROONEY ELIZABETH SIOBHAN				
Owner 2:					
Owner 3:					
Street 1:	26 NEWTON RD UNIT A				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	THIBAUT PETER R & -		
Owner 2:	MERRILL MARY M -		
Street 1:	26 NEWTON RD UNIT A		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asphalt Exterior and 1070 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7932												G9				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	531,300			531,300
Total Card	0.000	531,300			531,300
Total Parcel	0.000	531,300			531,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	496.54	/Parcel:	496.54

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	531,300	0	.		531,300		Year end	12/23/2021
2021	102	FV	516,800	0	.		516,800		Year End Roll	12/10/2020
2020	102	FV	509,600	0	.		509,600	509,600	Year End Roll	12/18/2019
2019	102	FV	520,100	0	.		520,100	520,100	Year End Roll	1/3/2019
2018	102	FV	461,800	0	.		461,800	461,800	Year End Roll	12/20/2017
2017	102	FV	422,300	0	.		422,300	422,300	Year End Roll	1/3/2017
2016	102	FV	422,300	0	.		422,300	422,300	Year End	1/4/2016
2015	102	FV	333,300	0	.		333,300	333,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THIBAUT PETER	63486-501		4/14/2014		430,000	No	No		
JIMENEZ LISANE	49540-147		5/31/2007		383,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THIBAUT PETER	63486-501		4/14/2014		430,000	No	No		
JIMENEZ LISANE	49540-147		5/31/2007		383,000	No	No		

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
12/4/2008	MLS	MM	Mary M
2/6/2008	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

